



Legislation Details (With Text)

File #: 2018-2403 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 7/13/2018 **In control:** Board of Commissioners
On agenda: 10/9/2018 **Final action:** 10/9/2018
Title: COMMISSION DISTRICT(S): 3 & 7
N7 Grandview Residential, LLC c/o Battle Law, LLC LP-18-1235089

Indexes:

Attachments: 1. N7 LP-18-1235089 Grandview Residential LLC Case Analysis

Date	Ver.	Action By	Action	Result
10/9/2018	1	Board of Commissioners	approved	Pass
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	deferred for a full cycle	Pass

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7
N7 Grandview Residential, LLC c/o Battle Law, LLC LP-18-1235089
PETITION NO: LP-18-1235089

PROPOSED USE: Townhome Development

LOCATION: 1473 Columbia Drive

PARCEL NO.: 15 186 01 004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Grandview Residential, LLC c/o Michelle Battle, Esq. to request a Land Use Plan Map amendment from Suburban (SUB) to Town Center (TC) for the development of a 25-unit Townhome project.. The property is located on the west side of Columbia Drive, approximately 357 feet north of Santa Monica Drive at 1473 Columbia Drive, Decatur, Georgia. The property has approximately 191 feet of frontage on the west side of Columbia Drive and contains 2.36 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DEFERRAL

PLANNING COMMISSION: FULL CYCLE DEFERRAL

PLANNING STAFF: APPROVAL

PLANNING STAFF ANALYSIS: The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The area consists of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

The subject property abuts an existing Town Center, is on a transit route, and is in walking distance to commercial uses. Therefore, staff's recommendation is 'Approval'.

PLANNING COMMISSION VOTE: Full cycle deferral 6-2-0. V. Moore moved, J. Johnson seconded for full cycle deferral. M. Butts & T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: DEFERRAL/7-3-0